147.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,300 / 794,300
					USE VALUE:	794,300 / 794,300
					ASSESSED:	794,300 / 794,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLATT DAVID A
Owner 2:	PLATT JOAN WENGLINSKY
Owner 3:	
Street 1:	177 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PLATT DAVID A -
Owner 2:	-
Street 1:	177 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1827 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	304,400	300	489,600	794,300
Total Card	0.147	304,400	300	489,600	794,300
Total Parcel	0.147	304,400	300	489,600	794,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.88 | /Parcel: 434.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,200	300	6,400.	489,600	740,100	740,100	Year End Roll	12/18/2019
2019	101	FV	216,300	300	6,400.	459,000	675,600	675,600	Year End Roll	1/3/2019
2018	101	FV	223,100	300	6,400.	379,400	602,800	602,800	Year End Roll	12/20/2017
2017	101	FV	223,100	300	6,400.	348,800	572,200	572,200	Year End Roll	1/3/2017
2016	101	FV	223,100	300	6,400.	318,200	541,600	541,600	Year End	1/4/2016
2015	101	FV	211,200	300	6,400.	312,100	523,600	523,600	Year End Roll	12/11/2014
2014	101	FV	211,200	300	6,400.	290,100	501,600	501,600	Year End Roll	12/16/2013
2013	101	FV	211,200	300	6,400.	276,000	487,500	487,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLATT DAVID A,	75514-260	1	9/2/2020	Convenience	1	No	No		
LA FRANCE-LINDE	44275-317		12/10/2004		489,000	No	No		
LINDEN DAVID C	23645-369		9/13/1993		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2019	189	Addition	140,000	O				
7/12/2005	607	New Wind	2,380			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2020	Permit Visit	DGM	D Mann
6/2/2018	Inspected	BS	Barbara S
5/10/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	345	PATRIOT
1/13/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 96666
GIS Ref:
GIS Ref:
Insp Date: 06/02/18

!11496!

PRINT

Date	Time
12/11/20	01:39:43

LAST REV

Date	Time
10/08/20	12:22:46
mmcmakin	
11496	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	80.	0.96	9									489,600						489,600	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 489,600 | Spl Credit | Total: 489,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34352708
Const Adj.:	1.04093969
Adj $ / SQ:	174.816
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413551
Depreciation:	109177
Depreciated Total:	304373

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

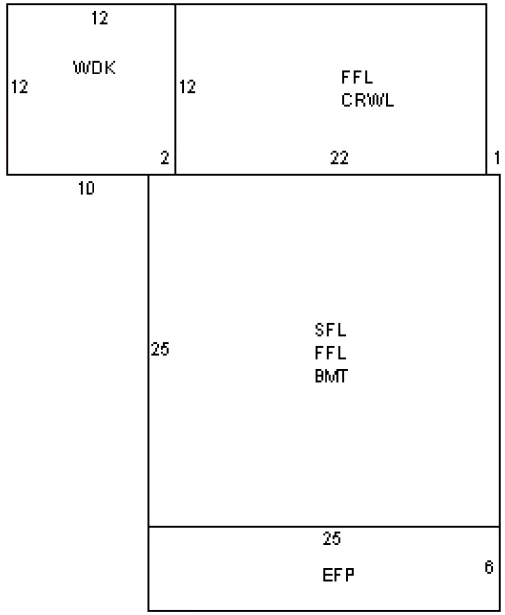
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.82
Special Features:	0	Val/Su Net:	112.87
Final Total:	304400	Val/Su SzAd	201.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	889	174.820	155,412
BMT	Basement	625	69.490	43,431
SFL	Second Floor	625	174.820	109,260
CRWL	Crawl Space	264	26.220	6,923
EFP	Enclos Porch	150	47.230	7,085
WDK	Deck	144	13.470	1,940

Net Sketched Area:	2,697			Total:	324,051
Size Ad	1514	Gross Are	2697	FinArea	1827

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X8	A	FR	1970	6.00	T	49	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300